



Planning Division
Development & Sustainability Department

Zoning Ordinance Update

Commercial Districts – Part 2

Urban. Mixed Use. TMX and Parking
Chapters 6, 9 and 22

Presentation to
Public Workshop
May 4, 2010

Density - Impact - Form

Balanced Emphasis Leads to More Predictable Results

Land Use

Impact

Form

Goal of Proposed Draft – Equalized Emphasis

Commercial Districts

O-S	<u>O</u> ffice <u>S</u> ervice	**OC <i>(Office Commercial)</i>
C-1	<u>N</u> eighborhood <u>C</u> ommercial	*NC
C-2	<u>L</u> imited <u>C</u> ommercial	*LC
C-3	<u>G</u> eneral <u>C</u> ommercial	*GC

Downtown Commercial-Mixed Use

TCB-1	Town Center Business - 1	**DB-1 <i>(Downtown Business – 1)</i>
TCB-2	Town Center Business - 2	**DB-2 <i>(Downtown Business – 2)</i>
TCC	Town Center Core	**DC (Downtown Core)

Commercial - Mixed Use

Mixed Use	MX
Transit Mixed Use 1	TMX-1
Transit Mixed Use 2	TMX-2

Today's Discussion

- Focus on Commercial Districts
- Discuss Mixed Use & Transit Mixed Use
- Focus on Changes Between Existing Code and Proposed Update Code
 - Changes to Land Uses
 - Urban Development Standards
 - Discuss Interaction between Chapter 6 and Chapters 21

Land Use Comparison

Existing O-S

- Only Accessory Residential Permitted
- No Retail Uses Allowed
- No Personal Services Allowed

Proposed C-O

- CUP Option for Attached SF Residential
- Small Scale Retail in limited circumstances
- Personal Services Allowed

Land Use Comparison

Existing C-1

- No Residences except as Accessory Dwelling
- No Group Home Options

Proposed NC

- CUP Option for
 - Attached SF Residence
 - Multiple Residence
- By Right Option for
 - Multiple Residence
- SUP Option for
 - Group Homes >10

Land Use Comparison

Existing C-2

- CUP Option for Residential
- CUP Required for Commercial Recreation
- CUP for Live Work
- Plant Nurseries Not Allowed

Proposed LC

- CUP/Permitted Option for Residential
- Commercial Recreation
 - Small – by right
 - Large – CUP
- SUP for Live-Work
- SUP for Plant Nurseries

Land Use Comparison

Existing C-3

- No Residences except as Accessory Dwelling
- No Live-Work Option

Proposed GC

- CUP/Permitted Option for Residential
- SUP for Live Work

Land Use Comparison

Proposed MX

- Attached Single Residence: Council Use Permit
- Multiple Residence: Permitted “by-right”
- Full range of pedestrian oriented commercial uses:
 - Retail, office, personal services
 - Colleges - by right; K-12 schools - Council Use Permit
 - Bars, Restaurants, Small Commercial Recreation
 - No auto-oriented uses except parking garage

Bulk Standards:

Controls of Form, Placement and Massing

- **Setback**: Min. Distance from a Defined Point
- **Build-to Line**: Max. Distance from Defined Point
- **Building Height**: Can be Either Max. or Min.
- **Orientation Reqs**: Defines where or how an item may be placed or directed
- **Articulation Reqs**: Requires Building Mass to Have Defined Characteristics to Create Architectural Interest in Building Form

Impact Standards

- Landscaping:
 - Soften Hard Edges, Provide Visual Transition
 - Improve Appearances from Street
 - “Buffer” Differing Land Uses, Setbacks
 - Provide Dust Control and Shade
- Parking Requirements: Typically On-site
 - Help Keep Traffic Flowing on Major Streets
 - Keep Unauthorized Parking from Adjacent Lots
- Screening Requirements:
 - Limits “Bad Views”
 - Buffer Differing Land Uses

Bulk Standards

Present Commercial Standards

- Street
 - Arterial – 30' and 20'
 - Collector – 25'
 - Local – 20'
- Interior
 - Typically: 15 to 25'
 - Second Story – 75'
- Building Height – 30'
- Building Separation –
 - 1-st: 25'/2-st: 30'/3-st: 35'
- Landscaping
 - Abut Residential – 20 to 25'
 - Abut Non-Res: 15'
- Tree/Shrub Ratio per 25'
 - Maj. Street: 2 Trees/6 shrubs
 - Loc. Street: 1 trees/4 shrubs
 - Interior PL: 1 tree/4 shrubs
- Foundation Base
 - All Bldgs: 5'/10'/15'
 - Bldgs > 10,000 sf: 30' x 30'

Bulk Standards

- Introduces Three “Character Area” Standards
 - “Default” : No “designator” at end of District Abbrev.
 - Auto: “xx-A”, Example: “LC-A”
 - Urban: “xx-U”, Example: “NC-U”
- Each Designator Varies the Bulk Standards to match the “Character” Described
 - Auto: Large Setbacks, De-emphasize Bldg Height
 - Urban: Emphasize Height, Max Setback, Build-to Lines, Pedestrian
 - Default Standards Mix both Auto and Urban Characters

Bulk Standards - Default

Building Form and Location					
Maximum Height (ft)	30	30	30	30	
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side	Varies by classification of adjacent street: 6-lane arterial: 15 ft. 4-lane arterial: 15 ft. Major/Midsection Collector: 15 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures				Setbacks shall be landscaped according to Ch.22, Landscaping.
Interior Side and Rear: Adjacent to RS District: 1-story building 2-story building 3-story building	25 50 75	25 50 75	25 50 75	25 50 75	At least 20 feet of such required yard must be landscaped. See (E).
Interior Side and Rear: Adjacent to RM District: 1st Story Each additional story	20 15	20 15	20 15	20 15	At least 15 feet of such required yard must be landscaped.
Interior Side and Rear: Adjacent to Non-residential District (each story)	15	15	15	15	At least 15 feet of such required yard must be landscaped.
Setback at Street Intersections for Buildings and Parking Areas – Minimum radius (ft)	Arterial with Arterial: 25 ft. Arterial with Major/Midsection Collector: 25 ft. Arterial with Collector/Commercial/Industrial: 25 ft. Major/Midsection Collector with Major/Midsection Collector: 15 ft. Major/Midsection Collector with Collector/Industrial/Commercial: 15 ft. Collector/Industrial/Commercial with Collector/Industrial/Commercial: 15 ft.				

Default Standards

- Bldg Setback: 15'
- Parking Setback: 25'
- Interior Setbacks:
 - Res: 25' to 75'
 - Non-Res: 15'
- Req. Ground Floor Trans
- Bldg Height: Max 30'

Bulk Standards - Urban

Table 11-8-3 B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators								
Standard	NC-U	LC-U	OC-U	MX-U	LC-A	GC-A	OC-A	Additional Standards
Building Form and Location								
Maximum Height (ft)	35	35	30	45	30	30	30	
Minimum Setback along Property Lines or Building and Parking Areas (ft)								
Front and Street-Facing Side	0	0	5	5	Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection Collector: 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures			Setbacks shall be landscaped according to Ch. 22, Landscaping
Interior Side and Rear: Adjacent to RS District: 1-story building	15	15	15	15	25	25	25	At least 20 feet of such required yard must be landscaped. See (E).
2-story building	25	25	25	25	50	50	50	
3-story building	35	35	35	35	75	75	75	
Interior Side and Rear: Adjacent to RM District: 1st Story	15	15	15	15	20	20	20	At least 15 feet of such required yard must be landscaped.
Each additional story	10	10	10	10	15	15	15	
Interior Side and Rear: Adjacent to Non-residential District (each story)	0	0	0	0	15	15	15	At least 15 feet of such required yard must be landscaped.
Maximum Yard – Front and Street-Facing Side	10	10	25	25	-	-	-	(A)

Urban Standards

- Max. Bldg Setback: 10'
- Parking S/B: Rear or Side
- Interior:
 - Res: 15' to 35'
 - Non Res: 15' plus 10'/story
- Ground Floor Transparency
- Bldg Height: Max 35 to 45'
- Main Entrance: Man. Front

Form Standards

- Previous Ordinance Language: Guidelines
- Proposed Language: Ordinance Standards
- Three Sets of Form Standards:
 - **ALL** Projects
 - **URBAN** Projects
(Default for MX and TMX districts)
 - **GROUP** Projects
- Introduces: “Design Objectives”
- Equal Focus on Architectural Quality of Building and on Site Plan Function/Impact

Building Form - General

- Variety in Wall Plane
- Variety in Height or Roof Forms
- Façade Design Include Details
- Balconies, Bay Windows, Projections & Recesses
- Durable Materials Climate
- Minor Projections into Setbacks Allowed
- Landscape Emphasis on Shading Pedestrians, and Paved Areas

Building Form - Urban

- Direct Connections: Bldg Entries to Sidewalks
- Specifies Corner Lot Bldg Placement
- Ground Floor Transparency
- Specifies Parking Lot Locations (Side or Rear, only)
- Maximum Building Setbacks
 - Exceptions include Bldg Articulation, Res Balconies and Patios, Outdoor Eating Areas
- Specifies Width of Multiple Bldg Relative to Lot
- Specific Standards for Parking Garages

Building Form - Urban

- Exceptions to Maximum Setbacks:
 - Open patios and porches associated with any Residential use
 - Outdoor Eating Areas
 - Articulated Building Fronts
- Separate Standards for Parking Garages

TMX – Transit Mixed-use

Purpose and Intent:

- TMX-1: Generally applied to areas within 660 feet of high-capacity transit station areas and associated intermodal transportation facilities. These primary station areas are expected to have a high-density mixed-use character.
- TMX-2: Generally applied to areas between 660 feet and 1,320 feet of high-capacity transit station areas and associated intermodal facilities. These secondary station areas are expected to have a medium-density residential character along with a mix of commercial and office use.

TMX – Transit Mixed-use

Land Uses

- Full range of residential densities, single or multiple residence. Minimum Density if Residence-use only.
- Full range of Office, Retail and Personal Services
- Small-scale Commercial Recreation
- Restaurants & “Bar & Grill”: by-right
- Bars: By right if greater than 300’ from residential
Council Use Permit if less than 300’ from residential

TMX – Transit Mixed-use

Development Standards	TMX-1	TMX-2
• Minimum Floor Area Ratio (FAR):	0.6	0.4
• Minimum Stories:	3	2
• Maximum Stories:	6	5
• Minimum Bldg.Width/Lot Ratio:	75%	65%
• Ground Floor Transparency:	Y	Y
• Min. Residential Density:	30du/ac	15 du/ac
• Outdoor Living Area Ratio	75 sf/unit	150sf/unit
• Maximum Bldg Setback:	8 ft	8 ft

















Residential in Commercial

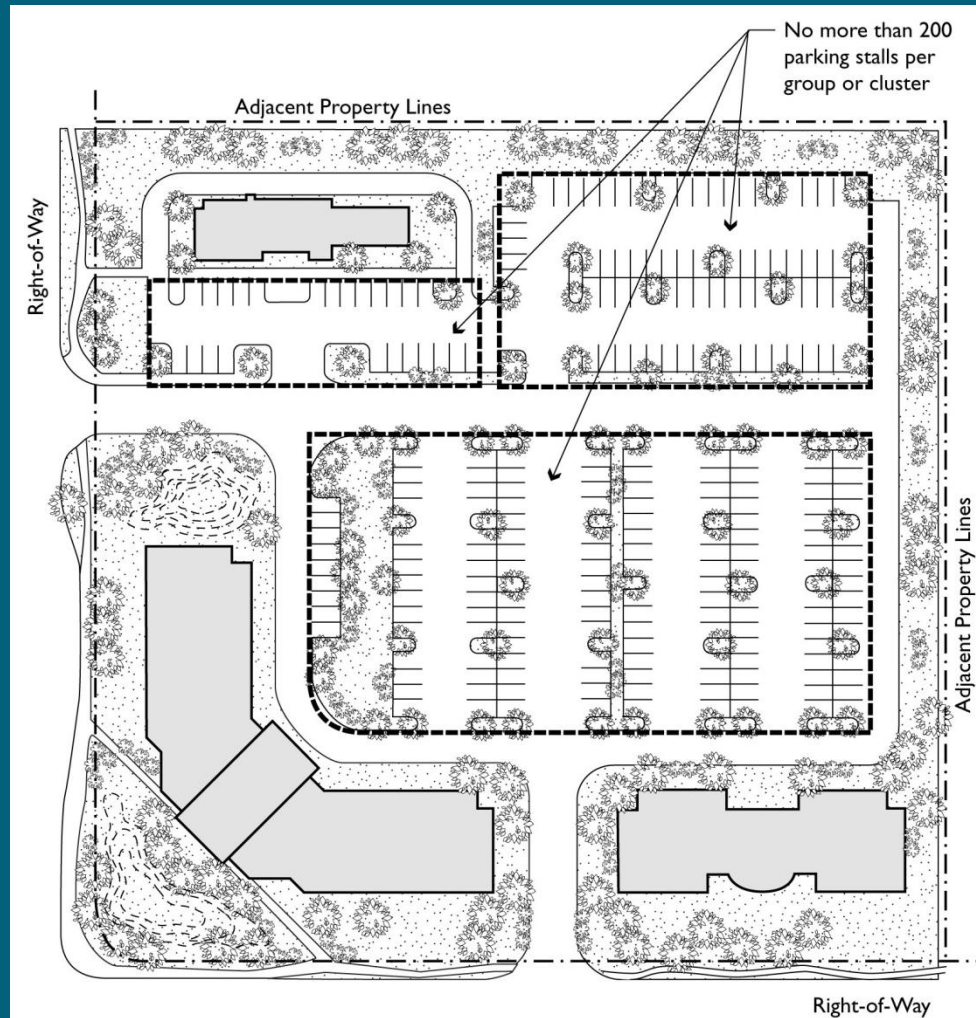
- “By-Right Option in OC, NC, LC and GC
 - 40% of Total Floor Area Remains Commercial
 - 65% of Ground Floor Area Remains Commercial
 - NC and LC Max Density is 25 dwellings per acre
 - OC and GC Max Density is 15 dwelling per acre
- Exceeds these Standards: Council Use Permit
- OC requires Attached Single Residence Use

Superior Design

- Holistic Approach to Project Design
- Responsive to Site and Sub-Area Context
- Sustainable Design
- Exceeds Zoning Ordinance Standards
- Includes Great Public Spaces

Ch 21: On-site Parking

- Details Parking Ratios & Space/Aisle Dimensions (Largely the Same)
- Provides a Maximum Cap to Number of Parking Spaces: 125%
- Long-term Parking Space Option: 8.5' Wide
- Max Parking Cluster of 200-Spaces
- Built-in Discounts for Proximity to Transit
- Shared Parking Analysis
- Bicycle/Motorcycle/Scooter Alternate Spaces
- Valet Discounts



Permeable Paving Islands



Shared Parking Analysis

- Submit for Review by Zoning Administrator
- Based on the Concept that Differing Land Uses have Differing Peak Periods for Max Parking
- “Share Same Parking Space”

Example: 50,000 sf Commercial Center

- Office, Restaurant, Retail and Medical Offices
- Standard Min. Parking Req: 420 spaces
- Shared Parking Min. Req: 175 spaces

Parking Discounts

- Built-in Discounts based on distance from transit stop:
 - 10% discount for 1/8 mile from light rail or BRT
 - 5% discount for 1/8 to 1/4 mile from light rail or BRT
- Optional Discounts w/ SUP Approval
- Off-site Parking Included /n Urban and Mixed-use
- Special Needs Residential
- Valet and Shuttle Parking

Questions?